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E-mail: client@sandcastlefs.com**Broker Price Opinion**

Subject Info					
Order ID:	2123702	Address:	960 Farmingdale Road	Property for Sale:	No
Date of Inspection:	4/21/2018 04:00:00 PM	City:	Jackson	Realtor Company:	
Client:	Member Support Services LLC	State:	NJ	Realtor:	
Borrower:	Kenneth Ebbert	Zip:	08527	Realtor Phone:	
Loan Number:	14785	Occupancy:	Unknown but Occupied	MLS #:	
Assessor Tax Parcel Number (APN):	12-01102-0000-00028	Occupancy Verified By:	Vehicle on property	Current Listing Price:	
Days on Market:		Date of Last Price Change:		Original Listing Price:	

Neighborhood Data					
Location:	Suburban	Supply / Demand:	In Balance	Property Values:	Stable
Predominant Ownership Type:	Homeowner	Seasonal Market:	No	Percent New Construction:	0.00%
Are REO Sales Prevalent in the Subject's Market:	No	Typical Marketing Time (in Days):	60 days	Percent Commercial Development:	0.00%
Are Seller Concessions Prevalent in the Subject's Market:	No	Average Sale Price:	\$425,000	Price Range:	\$300,000 - \$800,000
Number of Properties for Sale in Neighborhood:	10	Average Sale to List Price Ratio:	10	Subject's Comparison to Neighborhood:	Average

Neighborhood Comments	
Positive Features / Influence:	Neighborhood comprised of mostly remodeled single family dwellings. The neighborhood reflects good employment stability, upkeep, and repair. There are no adverse living conditions which affect the livability of the property.
Negative Features / Influence:	None noted at time of inspection.
Influence of Location:	Close to schools, parks, shopping and transportation.
Market Condition:	The market value appears to have stabilized, supply and demand appear to be in balance. We are seeing motivated sellers typically paying some of the buyers non-recurring closing cost.
Miscellaneous Comments:	The effective age of a home in this neighborhood is usually newer due to the fact that there has been very little new construction and most homes have had substantial updating over time. Subject conforms well to the neighborhood.

Feature	Subject Property	Comparable Sales Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Data Source:		MLS	MLS	MLS
MLS # / APN:		21731374	21735612	21743050
Address:	960 Farmingdale Road Jackson, NJ 08527	15 Sunnywoods Ln Jackson, NJ 08527	2 Springbrook Dr Jackson, NJ 08527	21 Summerhill Ave Jackson, NJ 08527
Proximity (miles):		0.96	0.61	0.59
Subdivision / Project Name:				
Sale Date:		1/19/2018	11/8/2017	2/22/2018
Sale Type:		Conventional	Conventional	Conventional
List Price:		\$449,900	\$435,000	\$499,000
Sale Price:		\$430,000	\$435,000	\$499,000
Sale Price / Square Foot:		\$174.44	\$186.22	\$202.93
Days On Market:		120	17	34
Location:	Suburban	Suburban	Suburban	Suburban
View:	Average	Average	Average	Average
Waterfront / Frontage:	None	None	None	None
Lot Size (acres):	1.36	0.41	0.59	0.50
Property Type:	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Design:	2 Story	2 Story	2 Story	2 Story
Quality:	Q4 - Average	Q4 - Average	Q4 - Average	Q4 - Average
Construction:	Frame	Frame	Frame	Frame
Condition:	C4 - Average	C4 - Average	C4 - Average	C3 - Good
Age (in Years):	33.00	29.00	17.00	17.00
Bedrooms:	5.00	4.00	4.00	5.00
Bathrooms:	3.00	2.50	2.50	2.50
Gross Living Area (Sq. Ft.):	2,748	2,465	2,336	2,459
Garage Type:	Attached	Attached	Attached	Attached
Garage Spaces:	2.00	2.00	2.00	2.00
Basement / Basement Finish %:	Full	Full	Full	Full
Amenities:	fireplace	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation
Other Buildings:				
Overall Comparison to Subject:		Equal	Equal	Equal

Comments on Comparable Sales

Comparable #1:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.
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Case 18-19513-CMG Doc 28 Filed 11/15/18 Entered 11/15/18 14:42:06 Desc Main Document Page 2 of 14	
Comparable #2:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.
Comparable #3:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.

Feature		Comparable Listings		
Subject Property		Comparable Listing #1	Comparable Listing #2	Comparable Listing #3
Data Source:		MLS	MLS	MLS
MLS # / APN:		21813055	21802154	21807610
Address:	960 Farmingdale Road Jackson, NJ 08527	376 Pfister Rd Jackson, NJ 08527	32 Summerhill Ave Jackson, NJ 08527	1 Opal Ct Jackson, NJ 08527
Proximity (miles):		0.17	0.51	0.69
Subdivision / Project Name:				
Original List Price:		\$385,000	\$462,000	\$499,900
Current List Price:		\$385,000	\$454,500	\$499,900
Current List Price / Square Foot:		\$142.59	\$179.57	\$180.08
Days On Market:		11	93	54
Location:	Suburban	Suburban	Suburban	Suburban
View:	Average	Average	Average	Average
Waterfront / Frontage:	None	None	None	None
Lot Size (acres):	1.36	1.00	1.05	1.58
Property Type:	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Design:	2 Story	2 Story	2 Story	2 Story
Quality:	Q4 - Average	Q4 - Average	Q4 - Average	Q4 - Average
Construction:	Frame	Frame	Frame	Frame
Condition:	C4 - Average	C4 - Average	C4 - Average	C3 - Good
Age (in Years):	33.00	22.00	17.00	12.00
Bedrooms:	5.00	4.00	4.00	5.00
Bathrooms:	3.00	2.50	2.50	3.00
Gross Living Area (Sq. Ft.):	2,748	2,700	2,531	2,776
Garage Type:	Attached	Attached	Attached	Attached
Garage Spaces:	2.00	2.00	2.00	2.00
Basement / Basement Finish %:	Full	Full	Full	Full
Amenities:	fireplace	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation
Other Buildings:				
Overall Comparison to Subject:		Equal	Equal	Equal

Comments on Comparable Listings

Comparable #1:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.
Comparable #2:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.
Comparable #3:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.

Subject Comments

Positive Features:	Subject appears to be in overall good condition. No physical, functional or external obsolescence observed.
Negative Features:	At time of inspection there were no negative features that were noted that would have a negative impact on the subject property value.
Repairs Required:	None
Miscellaneous Comments:	Subject is located in a conforming single family neighborhood close to schools, parks, shopping and transportation. The area is a well-established neighborhood with most homes built 10 to 100 years ago. The effective age of a home in this neighborhood is usually newer do to the fact that there has been very little new construction and most homes have had substantial updating over time. Subject conforms well to the neighborhood.

Estimated Sale Price

	Suggested List	Probable Final	Per Sq. Ft.
Market As Is:	\$454,000	\$454,000	\$165
Market As Repaired:	\$454,000	\$454,000	\$165
Quick Sale (30 Days) As Is:		\$425,000	\$155
Quick Sale (30 Days) As Repaired:		\$425,000	\$155

Comments on Opinion of Sale Price

Subject is located in a very desirable neighborhood and will have strong buyer appeal. Aggressive pricing is necessary to attract buyers.

I certify that I have personally visited the subject location and performed an inspection of the subject property from at least the street. I certify that I have reviewed all elements of the attached Brokers Price Opinion and that this opinion has been completed in compliance with the state laws of NJ which govern the requirements of the completion of Broker Price Opinions in the state in which the subject property is located. I certify that currently I hold an active real estate broker/sales license in NJ, the state in which the subject property is located. The data has been gathered to the best of my ability and has been reviewed for accuracy, before submission.

Prepared By:	Challisa Royster	Electronic Signature Date / Time:	4/23/2018 10:56:37 AM
Firm Name:	EXIT Realty East Coast	Date of Inspection:	4/21/2018 4:00:00 PM
Real Estate License #:	1329417	Real Estate License State:	NJ
Real Estate License Expiration:	06/30/2019		

Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Intended Use

This broker price opinion is being completed under the assumption it will not be used as the primary valuation tool to extend credit on a consumer loan that would require an appraisal by federal law.

If the intended use of this opinion is for the extension of consumer credit the user is directed to confirm its applicability for that purpose.

The client has indicated that their intended use is: **Loan Review**

Broker/Agent Interest in Subject Property

I certify that I have no existing or contemplated interest in the subject property.



I have the following existing or contemplated interest in the subject property.

Assumptions and Limiting Conditions

The agent has provided an estimate of sale price with the assumption that there are no adverse factors, unless noted specifically, such as, but not limited to easements, encroachments, or adverse environmental conditions that would have a negative impact on the sale price or marketability of the subject. If further investigations indicate that factors not considered in this report are found to exist, the final sale price estimate in this report may not be valid.

Exterior Inspection Only

The final estimated sale price arrived at in this report is based on an exterior inspection only of the subject property. The interior condition of the subject is an assumption, and if further inspection determines that the subject suffers from any significant deferred maintenance and/or structural/mechanical defects exists of which the agent was unaware, the final sale price estimate in this report may not be valid.

Additional Assumptions and Limiting Conditions

The final estimated sale price is based on the following additional assumptions:

Inspection

I certify that I have personally inspected the interior and exterior of the subject property.



I certify that I have personally inspected the subject location and performed an exterior inspection of the subject property from at least the street.



I certify that I have personally inspected the subject location but was unable to view the subject property due to the following reason(s):

Due to the inability to view the subject property I have relied on the following information to provide the basic characteristics of the subject such as, but not limited to, construction, square footage, and room counts:

General

This opinion is not an appraisal of the market value of the subject property and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. The information used in this report was compiled from a number of different sources and is assumed but not guaranteed to be accurate.

Information used in this report regarding the property characteristics of the subject and all comparables may come from a number of sources. Our agents use their best judgement to determine the most reliable information from the sources available. While we assume the information used in the final report to be reliable it is not guaranteed.

New Jersey

This Broker Price Opinion should not be considered the equivalent of an appraisal prepared by a New Jersey licensed or certified real estate appraiser.

Additional State Requirements

Please add additional state requirements if appropriate:

"Your national field service provider specializing in Field Visits, Inspection Services, Valuation Services, Property Preservation and Skip Trace Services."

21731374 Residential

15 Sunny Woods Ln, Jackson, NJ 08527

LP:\$449,900



Status: Closed 01/19/2018
Property Sub-Type: Single Family
Sub-Type: Detached
Minimum Age: 0
County: Ocean
Municipality: Jackson (JAC)
Area/Section: Jackson Twnsp
Complex/Subdivision: Heather Ridge
Apex Lot Dimensions:
Acreage:
Elementary School: Howard C. Johnson
Middle School: Carl W. Goetz
High School: Jackson Memorial
Other Elementary:
Other High:
Style: Colonial
Model:
Zoning: Neighborhood; Residential

List Price: \$449,900
Apex Year Built: 1989
Apex SqFt: 2,465
Basement: Yes
Rooms: 10
Bedrooms: 4
Baths: 2 / 1
FP / #: /
Garage / #: Yes / 2
Waterfront: No
Waterview: No
Handicap Access:
Directions: Hyson Rd to Sunny Woods

Elegant, Center Hall Colonial in the beautiful, Heather Ridge area. Traditional elegance begins with the stately elevation with brick accents and continues inside, through the double entry doors. Spacious foyer opens to the formal dining room with Brazilian hardwood floors. A brick, wood-burning fireplace is the focal point of the formal living room. Kitchen features stainless steel appliances and granite counters. The breakfast room has sliders leading to the deck and private backyard. Open to the family room with plenty of natural light from the oversize Anderson windows. Upstairs, four spacious bedrooms. The master with double entry doors & your own en suite. Full basement. Nearly half an acre to improve and enjoy. *NEW Timberline Roof, NEW HVAC & Furnace. Central Vac. One hour to NYC.

Tax Year: 2016 **Asmnt - Total:** 416,700 **New Construction:**
Taxes: 9,613 **Farm:** **Deed Restricted:**
Special Assessment: **Assessment Status:** Assessed **Farm Assessed:**

Assn Fee: **Management Type:** **Fee Includes:** **App Escrow Required:**
Assn Fee Paid: **Common Elements:**

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2		Utility	1		# Level 1 - Baths: 1
Living Room	1		Bath - Master	2					# Level 2 - Baths: 2
Formal Dining	1		Bedroom	2					# Level 3 - Baths:
Kitchen	1		Bedroom	2					
Breakfast	1		Bedroom	2					
Family Room	1		Bath - 1/2	1					
			Bath - Full	2					

Ownership Type: Fee Simple
Master Bath: Double Sinks; Shower Stall; Whirlpool
Basement: Full
Dining Room: Floor - Wood
Exterior: Deck; Patio
Floors: Tile; W/W Carpet; Wood
Foyer: Ceramic Tile; Two Story
Great/Family Room: Floor - W/W Carpet
Heat/AC: Central Air

Financing:
Heat Fuel: Natural Gas
Interior: Center Hall; Recessed Light; Sliding Door
Kitchen: Ceramic Tile; Granite/Stone Counter; Sliding Door
Lot Description: Back to Woods
Living Room: Fireplace - Woodburning
Master Bedroom:
Out Buildings:
Parking: Driveway

Pool:
Roof: Timberline
Siding: Brick; Vinyl
Special Needs:
Style: Colonial
Water Heater: Natural Gas
Water/Sewer: Public Sewer; Public Water

Included: Central Vacuum; Dishwasher; Gas Cooking; Refrigerator
Excluded: Personal Belongings

Days On Market: 120

Sold Price: 430,000
Sold Date: 01/19/2018

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21735612 Residential

2 Springbrook Dr, Jackson, NJ 08527

LP:\$435,000



Status: Closed 11/08/2017
Property Sub-Type: Single Family
Sub-Type: Detached
Minimum Age: 0
County: Ocean
Municipality: Jackson (JAC)
Area/Section: North Jackson
Complex/Subdivision: Green Hills
Apx Lot Dimensions:
Acreage: 0.59
Elementary School: Crawford Rodriguez
Middle School: Christa McAuliffe
High School: Jackson Liberty
Other Elementary:
Other High:
Style: Colonial
Model:
Zoning: Residential; Single Family

List Price: \$435,000
Apx Year Built: 2001
Apx SqFt: 2,336
Basement: Yes
Rooms: 11
Bedrooms: 4
Baths: 2 / 1
FP / #: Yes / 1
Garage / #: Yes / 2
Waterfront: No
Waterview: No
Handicap Access:
Directions: Hyson Rd to Farmers Ln to Springbrook or Chandler to Summerhill to Springbrook

BEAUTIFUL BRICK FRONT COLONIAL on PRIME LOT in DESIRABLE GREEN HILLS! Welcoming 2 STORY FOYER Opens to STUDY & DINING ROOM with FRENCH DOORS & BAY WINDOW, Large Kitchen with 42" CABINETS, HARDWOOD FLOORS & STAINLESS STEEL APPLIANCES. OPEN FAMILY ROOM with HARDWOOD FLOORS & WOODBURNING FIREPLACE! EXPANDED MUD ROOM with BUILT IN BOOT BENCH, COAT RACK & EXTRA STORAGE! TREX DECK leads to HUGE FENCED YARD & PAVER PATIO on PRIME LOT & BONUS SUNROOM ADDITION ~Perfect for Entertaining!~ Large MASTER with TRAY CEILING & WALK-IN CLOSET with BUILT IN CLOSET ORGANIZER! Master Bath features DUAL SINKS, SOAKING TUB & SEPARATE SHOWER. GREAT LOCATION IN NORTH JACKSON, Close to Rt. 195, NYC EXPRESS BUS, Shopping & Restaurants. ALL PUBLIC UTILITY SERVICES. DON'T MISS THIS ONE! CALL TODAY...

Tax Year: 2016
Taxes: 9,939
Special Assessment:

Asmnt - Total: 430,800
New Construction:
Farm:
Assessment Status: Assessed

Deed Restricted:
Farm Assessed:

Assn Fee:
Assn Fee Paid:

Management Type:
Common Elements:

Fee Includes:

App Escrow Required:

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2		Mud	1		
Dining Room	1		Bath - Master	2					# Level 1 - Baths: 1
Eat-In-Kitchen	1		Bedroom	2					# Level 2 - Baths: 2
Family Room	1		Bedroom	2					# Level 3 - Baths:
			Bedroom	2					
			Bath - Full	2					
			Study	1					
			Sunroom	1					
			Laundry	1					

Ownership Type: Fee Simple
Master Bath: Ceramic Tile; Double Sinks; Floor - Ceramic; Shower Stall; TRY/VLT/CATH; Tub
Basement: Full
Dining Room: Bay/Bow Window; Floor - W/W Carpet; French Doors
Exterior: Fence; Shed; Sprinkler Under
Floors: Ceramic; Tile; W/W Carpet; Wood
Foyer: Closet(s); Floor - Wood; Two Story
Great/Family Room: Fireplace - Woodburning; Floor - Wood
Heat/AC: Central Air; Forced Hot Air

Financing:
Heat Fuel: Natural Gas
Interior:
Kitchen: Brook/Dining Area; Center Island; Dinette; Eat-In; Floor - Wood; Pantry; Sliding Door
Lot Description:
Living Room:
Master Bedroom: Floor - W/W Carpet; Full Bath; TRY/VLT/CATH; Walk-in Closet
Out Buildings: Storage Shed
Parking: Asphalt; Double Wide Drive; Driveway; On Street; Paved Drv

Pool:
Roof: Shingled
Siding: Brick; Vinyl
Special Needs:
Style: Colonial
Water Heater: Natural Gas
Water/Sewer: Public Sewer; Public Water

Included: Blinds/Shades; Dishwasher; Dryer; Garage Door Opener; Gas Cooking; Light Fixtures; Microwave; Stove; Washer

Days On Market: 17

Showing: Showing Time

Sold Price: 435,000
Sold Date: 11/08/2017

21743050 Residential

21 Summerhill Ave, Jackson, NJ 08527

LP:\$499,000



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Status: Closed 02/22/2018
Property Sub-Type: Single Family
Sub-Type: Detached
Minimum Age:
County: Ocean
Municipality: Jackson (JAC)
Area/Section: Jackson Twnsp
Complex/Subdivision: Green Hills
Apex Lot Dimensions:
Acreage: 0.5
Elementary School: Crawford Rodriguez
Middle School: Christa McAuliffe
High School: Jackson Liberty
Other Elementary:
Other High:
Style: Colonial
Model:
Zoning: Residential; Single Family

List Price: \$499,000
Apex Year Built: 2001
Apex SqFt: 2,459
Basement: Yes
Rooms: 11
Bedrooms: 5
Baths: 2 / 1
FP / #: Yes /
Garage / #: Yes / 2
Waterfront: No
Waterview: No
Handicap Access:
Directions: Rt 9 S to Jackson Mills Rd left on Chandler Rd left on Winter Way left on Summerhill Ave. house on Rt.

FOR PEOPLE WHO WANT MORE... The Recently Updated Colonial Home You Can Move Into As Soon As Tomorrow To Start Living THE LIFE YOU WANT.. With WAY LESS Work! The first thing you notice about this 5 bedroom, 2.5 bath house is that the owners put A TON of love and care into making it a home. You'd have to see it first hand to believe it... But trust me, it's incredible. A basement with high ceilings, fully finished and ready to turn into a dream space. Updated bathrooms with modern vanities. Fresh new carpeting on the stairs and master bedroom, tray ceilings with indirect lighting, details you wouldn't even think of are in this home. Even more importantly... this house is made for ANYONE wanting more from a new home.

Tax Year: 2016
Taxes: 11,533
Special Assessment:

Asmnt - Total: 499,900

New Construction:
Farm:
Assessment Assessment -
Status: N/A

Deed Restricted:
Farm Assessed:

Assn Fee:
Assn Fee Paid:

Management Type:
Common Elements:

Fee Includes:

App Escrow Required:

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2	19x12				# Level 1 - Baths:
Living Room	1	15x12	Bath - Master	2	16x9				# Level 2 - Baths:
Dining Room	1	15x12	Bedroom	2	12x11				# Level 3 - Baths:
Eat-In-Kitchen	1	22x12	Bedroom	2	11x10				
Family Room	1	21x14	Bedroom	1	12x10				
			Bedroom	2	12x11				
			Bath - 1/2	1					
			Bath - Full	2					
			Laundry	1					

Ownership Type:
Master Bath: Ceramic Tile; Double Sinks; Floor - Ceramic; Shower Stall; Tub
Basement: Ceilings - High; Finished; Full Finished; Heated
Dining Room: Dec Molding; Floor - W/W Carpet
Exterior: Deck; Fence; Outdoor Lighting; Security System; Shed; Sprinkler Under; Storage; Swimming; Other - See Remarks
Floors: Ceramic; Laminate; Tile; W/W Carpet; Wood
Foyer: Closet(s); Floor - Wood; Two Story
Great/Family Room: Fireplace - Gas; Floor - Wood; TRY/VLT/CATH
Heat/AC: Central Air; Forced Hot Air

Financing:
Heat Fuel: Natural Gas
Interior: Attic; Ceilings - 9Ft+ 1st Flr; Dec Molding; French Doors; Recessed Light; Security System; Sliding Door
Kitchen: Brook/Dining Area; Center Island; Ceramic Tile; Eat-In; Floor - Ceramic; Granite/Stone Counter; Newer; Pantry; Sliding Door
Lot Description: Other - See Remarks
Living Room: Floor - W/W Carpet
Master Bedroom: Floor - W/W Carpet; Full Bath; TRY/VLT/CATH; Walk-in Closet
Out Buildings:
Parking: Double Wide Drive; Driveway; Oversized Drive

Pool: Cabana; Fenced; In Ground; Pool Equipment; Vinyl Lining; Other - See Remarks
Roof: Shingled
Siding: Brick; Vinyl
Special Needs:
Style: Colonial
Water Heater: Natural Gas
Water/Sewer: Public Sewer; Public Water

Included: AC Units; Blinds/Shades; Ceiling Fan(s); Dishwasher; Dryer; Garage Door Opener; Gas Cooking; Light Fixtures; Microwave; Outdoor Lighting; Refrigerator; Screens; Security System; Self/Con Clean; Stove; Washer; Window Treatments
Excluded: Black refrigerator in cabana, white freezer in garage

Days On Market:34

Showing:Showing Time

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21813055 Residential 376 Pfister Rd, Jackson, NJ 08527 LP:\$385,000



Status: Under Contract
Property Sub-Type: Single Family
Sub-Type: Detached
Minimum Age:
County: Ocean
Municipality: Jackson (JAC)
Area/Section: None
Complex/Subdivision: None
Apx Lot Dimensions: 100 x 436
Acreage: 1
Elementary School:
Middle School:
High School:
Other Elementary:
Other High:
Style: Colonial
Model:
Zoning: Residential

List Price: \$385,000
Apx Year Built: 1996
Apx SqFt: 2,700
Basement: Yes
Rooms: 9
Bedrooms: 4
Baths: 2 / 1
FP / #: Yes / 1
Garage / #: Yes / 2
Waterfront: No
Waterview: No
Handicap Access:
Directions: N New Prospect Rd to Farmingdale Rd to Pfister Rd, or Jackson Mills Rd to Farmingdale to Pfister

Looking for a classic CENTER HALL COLONIAL w/ spacious rooms, plenty of storage, in immaculate condition? This is it! Pride of ownership abounds from the moment you arrive at this beautiful country setting. Once inside you'll find formal living rm & dining rm w/ HW floors, perfect for entertaining. Large sunny kitchen w/ tile backsplash & new stove opens to family rm w/ wood burning FP & HW floors. 1st floor also offers 1/2 bath, laundry rm & huge walk-in pantry closet. Upstairs find ample master BR w/ unique "night light" ceiling fan & large WIC, master bath w/ new vanity. 3 more generous BRs plus newly remodeled guest bath. Newer expansive deck is great for those Summer gatherings on this fully fenced, private property overlooking farms. Full, dry basement, 2 car garage & newer roof.

Tax Year: 2017 **Asmnt - Total:** 380,000 **New Construction:**
Taxes: 8,919 **Farm:** **Deed Restricted:**
Special Assessment: **Assessment Status:** Assessed **Farm Assessed:**

Assn Fee: **Management Type:** **Fee Includes:** **App Escrow Required:**
Assn Fee Paid: **Common Elements:**

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Living Room	1		Master Bedroom	2					
Dining Room	1		Bedroom	2					# Level 1 - Baths: 1
Eat-In-Kitchen	1		Bedroom	2					# Level 2 - Baths: 2
Family Room	1		Bedroom	2					# Level 3 - Baths:
			Laundry	1					

Ownership Type: Fee Simple
Master Bath: Ceramic Tile; Tub
Basement: Full; Unfinished
Dining Room: Floor - Wood
Exterior: Deck; Fence; Patio; Shed
Floors:
Foyer: Ceramic Tile; Closet(s)
Great/Family Room: Fireplace - Woodburning; Floor - Wood; Sliding Door
Heat/AC: Central Air; Forced Hot Air
Included: Ceiling Fan(s); Dishwasher; Dryer; Light Fixtures; Refrigerator; Stove; Stove Hood; Washer
Excluded: personal belongings

Financing:
Heat Fuel: Electric; Oil Above Ground
Interior: Center Hall
Kitchen: Floor - Ceramic
Lot Description: Oversized; Treed Lots
Living Room: Floor - Wood
Master Bedroom: Floor - W/W Carpet; Full Bath
Out Buildings: Storage Shed
Parking: Paved Drv

Pool:
Roof: Shingled
Siding: Vinyl
Special Needs:
Style: Colonial
Water Heater: Electric
Water/Sewer: Septic; Well

Days On Market: 11

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Status: Active
Property Sub-Type: Single Family
Sub-Type: Detached
Minimum Age:
County: Ocean
Municipality: Jackson (JAC)
Area/Section: Jackson Twnsp
Complex/Subdivision: Green Hills
Apx Lot Dimensions:
Acreage: 1.05
Elementary School: Crawford Rodriguez
Middle School: Christa McAuliffe
High School: Jackson Liberty
Other Elementary:
Other High:
Style: Colonial
Model:
Zoning: Neighborhood; Residential

List Price: \$454,500
Apx Year Built: 2001
Apx SqFt: 2,531
Basement: Yes
Rooms: 9
Bedrooms: 4
Baths: 2 / 1
FP / #: Yes / 1
Garage / #: Yes / 2
Waterfront: No
Waterview: No
Handicap Access: No
Directions: Chandler Rd to WINTER WAY TO LEFT ON SUMMERHILL

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COME MAKE THIS 4 BEDROOM 2.5 BATH COLONIAL YOUR HOME WITH 2 CAR SIDE ENTRY GARAGE. 2 STORY FOYER WITH ADJACENT OFFICE/STUDY THAT MAY BE USED AS THE 5TH BEDROOM (HAS A CLOSET). THE LIVING ROOM AND DININGROOM SEPERATE BY COLUMNS ARE READY FOR ENTERTAINING. THE 42"KITCHEN CABINETS,CENTER ISLAND WITH ALL APLLIANCES IS READY FOR THE COOK IN THE HOUSE. THE WOOD BURNING FIREPLACE IN THE FAMILY ROOM FOR THE COZY NIGHTS. THE 2 TIERED PAVER DECK IS READY FOR SUMMERTIME FUN. MASTER BEDROOM WITH ATTACHED FULL BATH , 3 ADDITIONAL BEDROOMS WITH ANOTHER FULL BATH FINISHES THE HOME....

Tax Year: 2017 **Asmnt - Total:** 0 **New Construction:**
Taxes: 10,125 **Farm:** **Deed Restricted:**
Special Assessment: **Assessment Status:**Assessed **Farm Assessed:**

Assn Fee:			Management Type:			Fee Includes:			App Escrow Required:		
Assn Fee Paid:			Common Elements:								
			No Management								
Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:		
Foyer	1		Master Bedroom	2	12' 4" x 17' 8"				# Level 1 - Baths:		
Living Room	1	12'4" x 14' 8"	Bath - Master	2					# Level 2 - Baths:		
Dining Room	1	12' 4" x 13'9"	Bedroom	2	11' 8" x 10' 7"				# Level 3 - Baths:		
Eat-In-Kitchen	1	12' x 15'	Bedroom	2	11' 8" x 10' 4"						
Breakfast	1	10'7" x 11' 5"	Bedroom	2	10' 4" x 11' 1"						
Family Room	1	21' 3" x 14' 5"	Bath - 1/2	1							
			Bath - Full	2							
			Study	1	11' 4' x 10' '						

Ownership Type: Fee Simple
Master Bath: Ceramic Tile; Double Sinks; Shower Stall; Tub
Basement: Bilco Style Doors; Full; Unfinished
Dining Room: Floor - W/W Carpet
Exterior: Outdoor Lighting; Patio
Floors: Cement
Foyer: Floor - Wood; Two Story
Great/Family Room: Fireplace - Woodburning; Floor - W/W Carpet
Heat/AC: Central Air; Forced Hot Air

Financing:
Heat Fuel: Natural Gas
Interior: Attic; Attic - Other; Center Hall; Laundry Tub; Recessed Light; Sliding Door
Kitchen: Center Island; Eat-In; Floor - Linoleum/Vinyl; Pantry; Sliding Door
Lot Description: Treed Lots
Living Room: Floor - W/W Carpet
Master Bedroom: Floor - W/W Carpet; Full Bath
Out Buildings: Storage Shed
Parking: Double Wide Drive; Driveway; Oversized Drive

Pool:
Roof: Shingled
Siding: Vinyl
Special Needs:
Style: Colonial
Water Heater: Natural Gas
Water/Sewer: Public Sewer; Public Water

Included: Blinds/Shades; Dishwasher; Garage Door Opener; Light Fixtures; Microwave; Outdoor Lighting; Refrigerator; Stove
Excluded: WASHER AND DRYER DINING ROOM FIXTURE

Days On Market:93

Showing:Showing Time

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Status:

Property Sub-Type:

Sub-Type:

Minimum Age:

County:

Municipality:

Area/Section:

Complex/Subdivision:

Apx Lot Dimensions:

Acreage:

Elementary School:

Middle School:

High School:

Other Elementary:

Other High:

Style:

Model:

Zoning:

Active

Single Family

Detached

Ocean

Jackson (JAC)

Jackson Mills

Farmingdale Woods

Colonial

List Price:

Apx Year Built:

Apx SqFt:

Basement:

Rooms:

Bedrooms:

Baths:

FP / #:

Garage / #:

Waterfront:

Waterview:

Handicap Access:

Directions:

\$499,900

2006

Yes

10

5

3 / 0

/

Yes / 2

No

No

Jackson Mills Rd to left onto Farmingdale Rd, left on Sapphire, left on Amethyst, left onto Opal, First house on left.

This Beautiful home on a cul-de-sac has everything from the Inviting and Charming front porch to a large kitchen, with stunning 9 foot ceilings, and new carpet upstairs. This home also has a possible in-law/nanny suite with an attached bathroom on main floor and an Unfinished basement ready for your imagination. Come and see this gem before its to late! This home is a short sale.

Tax Year:	2017	Asmnt - Total:	527,500	New Construction:	No	Deed Restricted:	
Taxes:	12,380			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessment - N/A		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
									# Level 1 - Baths:
									# Level 2 - Baths:
									# Level 3 - Baths:

Ownership Type:		Financing:		Pool:	
Master Bath:		Heat Fuel:	Natural Gas	Roof:	Shingled
Basement:	Unfinished	Interior:		Siding:	
Dining Room:		Kitchen:		Special Needs:	
Exterior:	Porch - Open	Lot Description:		Style:	Colonial
Floors:		Living Room:		Water Heater:	Natural Gas
Foyer:		Master Bedroom:		Water/Sewer:	Septic; Well
Great/Family Room:		Out Buildings:			
Heat/AC:	2 Zoned AC; Central Air; Forced Hot Air	Parking:			

Days On Market:54

Showing:Showing Time

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Results - Photos

Address Verification - Posted Address

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM





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Results - Photos

Service Address Other View

Date of Visit: 4/21/2018 4:00:00 PM



Street View/Street Scene

Date of Visit: 4/21/2018 4:00:00 PM



Street View/Street Scene

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Sale 1

Date of Visit: 4/21/2018 4:00:00 PM





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Results - Photos

Comparable Sale 2

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Sale 3

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Listing 1

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Listing 2

Date of Visit: 4/21/2018 4:00:00 PM





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Results - Photos

Comparable Listing 3

Date of Visit: 4/21/2018 4:00:00 PM

